



FLAT 11
BOSCOMBE
Dorset, BH5 1HW

£1,000 PCM

goadsby.com

WELL PRESENTED TWO BEDROOM, TWO BATHROOM APARTMENT WITH ALLOCATED PARKING

- Two Bedroom Apartment
- Offered Unfurnished
- Two Bathrooms
- Allocated Parking
- EPC Rating: Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reference: 1200096

Deposit Amount: £1153.84

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Private Supply Drainage

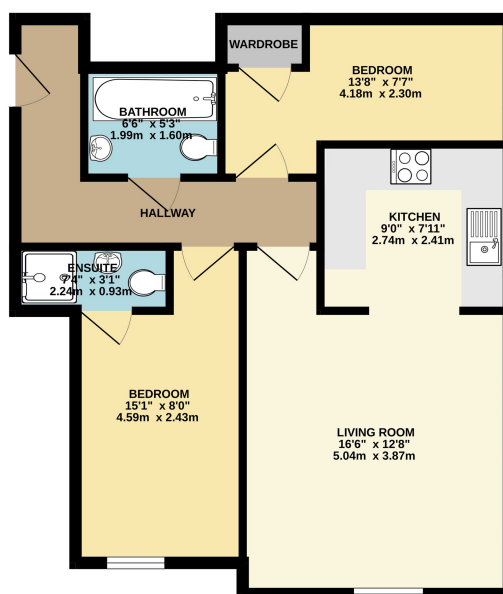
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This two bedroom top floor apartment is located on Grantley Road within close proximity to the high street and Boscombe pier/beach. The property is well presented and consists of two bedrooms, the master benefiting from an en-suite shower room, the second bedroom with built in wardrobe. The living room leads onto the kitchen with ample storage space and provided with a washing machine and fridge freezer. There is one allocated parking space with the apartment, and there is lock up bicycle storage for the building. In addition the property benefits from gas central heating, with a new combi boiler having been fitted this year. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Housify (2025)

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

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